

**Jack Taggart & Co**  
RESIDENTIAL SALES

**KINGS ROAD, BN1 2PJ**  
**£400,000**

# KINGS ROAD, BN1 2PJ

Guide price £400,000 - £425,000

Welcome to this truly stunning seafront apartment, perfectly positioned opposite Brighton's world-famous promenade. With breathtaking sea views and direct access to the vibrant city centre, this remarkable home combines coastal charm with modern sophistication. Every element of this property has been thoughtfully designed to create a stylish, serene, and highly practical living environment, offering the ultimate Brighton lifestyle.

Just a short stroll away, you'll find an abundance of local amenities — from artisan cafés and independent boutiques to world-class restaurants, lively bars, and the cultural delights of Brighton's theatres and galleries. Whether you're seeking a peaceful retreat by the sea or a dynamic city escape, this property offers the very best of both worlds.

Approached via its own private entrance, the home immediately sets a tone of exclusivity and comfort. Step inside to an inviting entrance hallway, where bespoke storage cupboards and impeccable parquet flooring create a warm and sophisticated first impression. The parquet flooring continues throughout the entire apartment, unifying each space and enhancing the home's sense of flow and continuity.

The principal bedroom occupies the front of the property and is bathed in natural light from two south-facing sash windows that capture Brighton's seaside glow. The space feels expansive and tranquil, enhanced by elegant floor-to-ceiling fitted wardrobes that provide ample storage without compromising style. A feature fireplace adds a touch of period charm, blending beautifully with the room's modern aesthetic. Completing the suite is a luxurious en-suite shower room, finished to a high specification with contemporary fixtures and finishes that perfectly complement the home's refined design.

At the heart of the home lies a spacious open-plan lounge and kitchen, designed with both relaxation and entertaining in mind. Double doors open directly onto the private garden, allowing the space to flow seamlessly outdoors and fill with natural light throughout the day. The kitchen has been meticulously planned, featuring high-quality integrated appliances, ample countertop space, and a sleek breakfast bar that subtly divides the kitchen and living areas while maintaining a sociable, open atmosphere. The design encourages both everyday comfort and effortless hosting, whether you're preparing a quiet breakfast or enjoying dinner with friends.

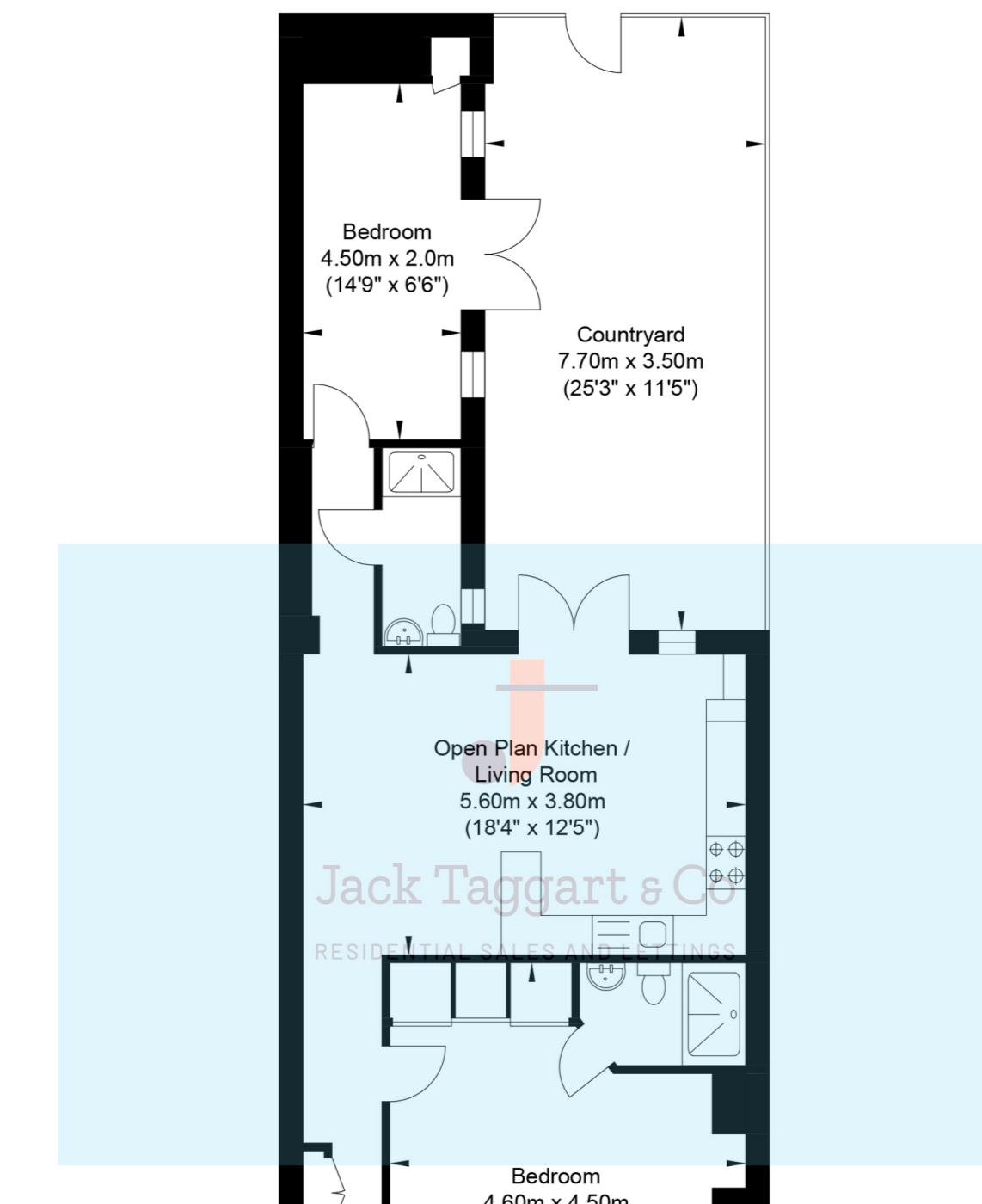
The second double bedroom, located to the rear of the property, is equally generous and light-filled. Two windows and French doors leading to the garden allow fresh air and sunlight to pour in, creating a peaceful and airy ambience — perfect as a guest room, home office, or additional suite. A second contemporary shower room serves this area, providing convenience and comfort for residents and visitors alike.

Outside, the private courtyard garden offers a tranquil haven away from the energy of the city. The design is both stylish and low-maintenance, with elegant grey tiled flooring, pristine white walls, and modern up-and-down lighting that transforms the space after dusk. This versatile area is perfect for morning coffee, al fresco dining, or evening gatherings under the soft glow of the lights — a true extension of the living space that can be enjoyed year-round.

Further enhancing this exceptional property is ample secure storage, ideal for bikes, beach gear, or personal items — a rare and highly sought-after feature in central Brighton. The combination of thoughtful design, superior finishes, and unbeatable location makes this home perfectly suited for a first-time buyer, city professional, or those looking for a luxurious weekend retreat by the sea.

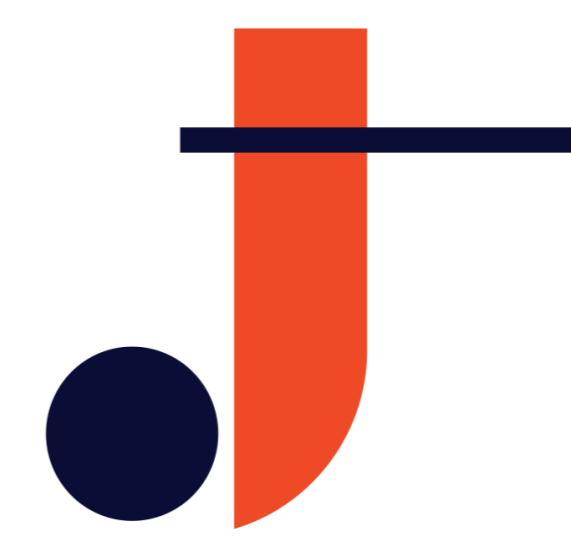
With Brighton's iconic beach directly opposite, the famous Lanes and North Laine shopping districts within walking distance, and excellent transport links close by, this property offers an enviable blend of coastal tranquility and urban convenience. This exceptional seafront apartment truly encapsulates Brighton living at its finest — elegant, contemporary, and effortlessly connected to the sea.

Kings Road



Lower Ground Floor  
Approximate Floor Area  
670.59 sq ft  
(62.30 sq m)

Approximate Gross Internal Area = 62.30 sq m / 670.59 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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